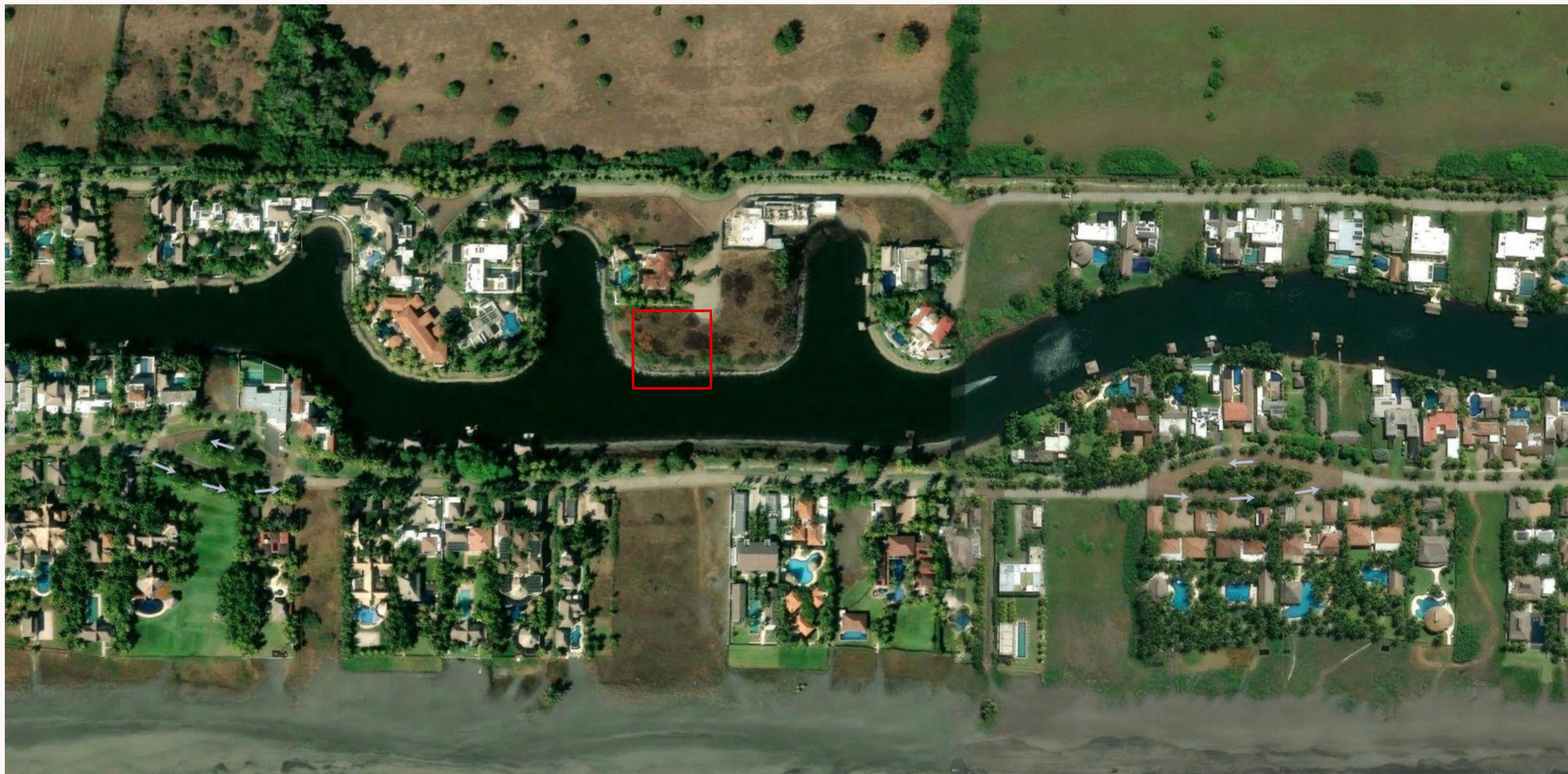


ATENA

B A H I A



AREA OF THE LAND





THE BAY

Located on the exclusive Lot 62 of Marina del Sur, Atena Bahía is developed on a privileged plot of over 1,884 m² facing the Achiguate River, surrounded by tropical vegetation, privacy, and open views of the bay. Designed by Michelle Hazbun, the project takes advantage of the land's natural descending topography to create a resort-like architectural experience, integrating terraces, double heights, infinity pools, and a complete connection between architecture, water, and nature within the most exclusive residential area of Puerto San José.

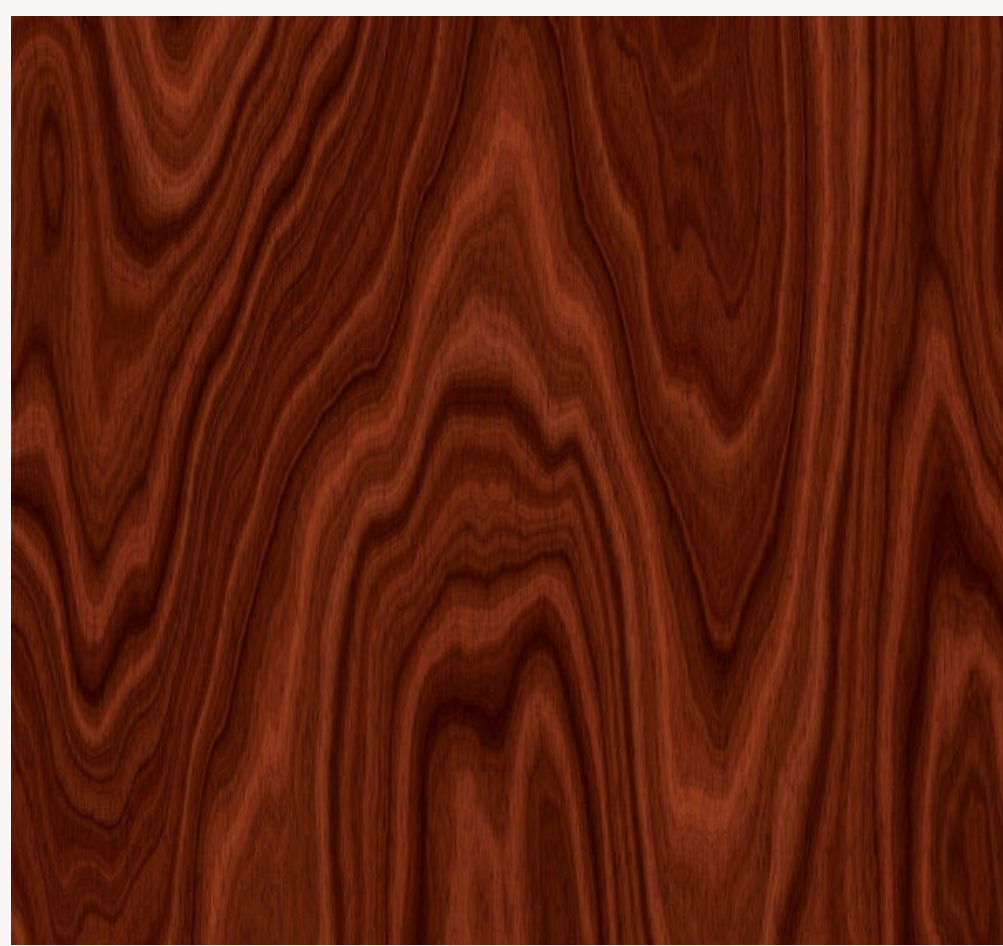


DESIGN STYLE

Architecture seeks a harmonious fusion between the interior and exterior, dissolving physical boundaries so that the landscape becomes part of every experience. Natural materials—wood, stone, earth, textile—are emphasized, valuing their texture, origin, and connection to the environment. The space is conceived as a serene refuge, where relaxation flows naturally and authentic encounters with family and friends are encouraged. Everything is designed to connect with the essential, without artifice.



Porcelain Mosaic Deep Forest



Conacaste Wood



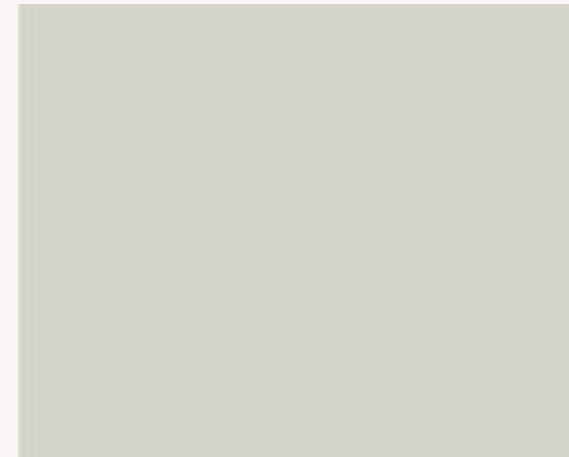
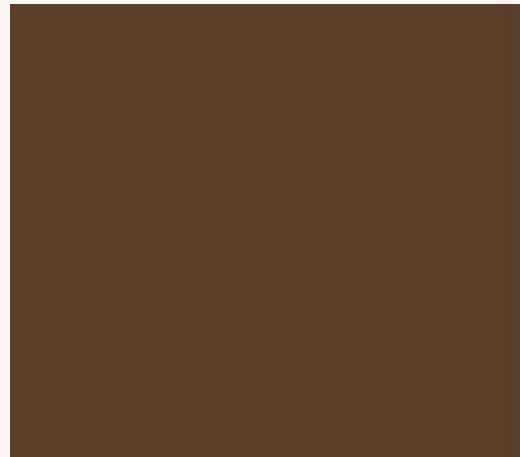
Travertine Marble



Porcelain tile

CORE MATERIALS

WARM COLORS



Calm and mood-centered colors, like rich browns, muted greens, and soft grays, create a serene and relaxing atmosphere. These tones promote tranquility and mindfulness, making them ideal for spaces designed for rest, such as bedrooms, bathrooms, or recreation areas.

TECHNICAL SPECIFICATIONS

Construction System

The construction system to be used will be reinforced masonry, with genuine Grade 40 steel. Concrete rated at 3,000 psi and 35-kg blocks. The foundation system consists of a continuous footing combined with 60-cm-diameter cast-in-place piles, traditional concrete slabs in common areas, and precast slabs (joists and hollow blocks) in the second-floor bedroom areas.

Plumbing and Hydraulics

CPVC piping for hot water, PVC piping for cold water; diameters used in the main circuit: $\frac{3}{4}$ ", branch lines: $\frac{1}{2}$ "
4" PVC piping for storm and sanitary drains (orange, 80 psi).
5,000 lts Rotoplást underground water tank, plus a 1/2" HP submersible pump and a
19-gallon hydropneumatic tank.

TECHNICAL SPECIFICATIONS

Lighting

Electrical materials will be BITICINO MÓVIL BLANCO brand; cables as specified in the electrical calculations; and duct-type piping with vinyl bends and joints, in orange. Various lighting methods will be used to accentuate the architecture and provide the best possible illumination. Magnetic tracks and 10 W, 3000K spotlights with a black finish will be used in common areas. 12 W surface-mounted LED panels will be used in utility areas, along with 7 W square porthole-style fixtures and black-finished Hunter ceiling fans in the bedrooms.

Floor Finishes

Interior and exterior floors will be made of glazed, Brazilian, rectified porcelain tile measuring 120 x 60 cm and 9.00 mm thick. Folk Desert line. With a coefficient of friction of .40 on wet surfaces. Supplier: FERCO

Air Conditioning

12,000 BTU mini-split air conditioning units

ComfortStar / Hisense / Ciac Carrier brands (depending on availability) in the bedroom area (5 units). 18,000 BTU mini-split units installed in the living room, dining room, and kitchen.

TECHNICAL SPECIFICATIONS

Ceiling and Wall Finishes

The rear pergola and ceiling details will feature a PVCW drop ceiling with a natural wood appearance and a teak finish. Supplier: Vertice. Facade Wall Details. Some walls will be clad with travertine marble tiles measuring 30 x 60. Supplier: Marble Lab
Wall finishes will consist of plaster smoothed to a whitewashed finish, followed by white paint: LATEX DOMESTIC WALL. Supplier: La Paleta

Faucets and Toilet

Klipen brand faucets with a matte black finish and water-saving features. URBEN line. Supplier: FERCO Klipen brand Sorrento vessel sink. Dimensions: 50 x 32, made of vitrified ceramic concrete. Supplier: FERCO Klipen Power Vila toilet. One-piece, siphon-type with Multijet flush system, slow-close seat with 4.8L water consumption and standard flush.

TECHNICAL SPECIFICATIONS

Kitchen and Bathroom Countertops

LAMINAM countertops in Patagonia color. Hygienic and compact surface, resistant to fungi and mold. It offers thermal dimensional stability and is resistant to heat, temperature, stains, and acidic solvents. It is also resistant to scratches, abrasions, and bending.

Supplier: FERCO

Windows

Windows manufactured with European-style aluminum profiles in Bronze, with black hardware and 6MM clear laminated glass.

Windows in bedrooms and service areas will feature a movable screen panel. Supplier: TISMAR SA.

Swimming Pool

57 m² swimming pool (approx. 18,000 gallons). Designed with a swimming area measuring 4 x 8.5 meters and 1.40 meters deep. Infinity-edge design overlooking the canal. Cast with 3,000 psi concrete, 15 cm thick for the floor and walls, reinforced with No. 3 rebar in a 20 cm grid. Thermal tile edging and stone-matte porcelain tile finish on the interior. 1.5 hp filtration pump, 26" sand filter, and 7 12V white LED lights. Supplier: AQUATICA SA.

TECHNICAL SPECIFICATIONS

Carpentry and Bathroom Furniture

All interior doors will be made of natural-colored conacaste wood with full frames. Exterior doors will be made of PVC and will be water- and heat-resistant. Suppliers: Maderas Hunapú and Tismar. Kitchen, bathroom, and closet cabinets made of MOISTURE-RESISTANT THERMOSTRUCTURED INTERIOR PANELS: Lino, manufactured in accordance with European Community standards for moisture resistance and also compliant with CARB II (California Air Resources Board) standards, featuring the lowest formaldehyde content worldwide. Adjustable legs made of ABS and an exclusive ANTI-TIP support system for shelves, preventing accidental slippage and providing maximum safety for your young children and other users. Kitchen featuring Blum hardware, with BLUMOTION motion technology for smooth and silent closing, and TIP-ON for mechanically assisted opening of handle-less doors and drawers.

Supplier: Kilhan Exclusive Kitchens

DESCRIPTION OF AREAS

Entrance Hall

The entrance to the residence is through an interior garden. It features a double-height ceiling and a direct view of the bleachers and the residence's social area.

Grand Living Room

This space features a one-and-a-half-story ceiling in the dining and living areas, large windows that open to the outdoors, and a pergola. The spacious living room includes TV hookups.

Kitchen and Service Kitchen

The kitchen features a 2.80-meter-long island and space for premium refrigerators. It connects to a laundry room and pantry. There is also a fully equipped service kitchen with a pantry and laundry room.

Pergola

The pergola adjacent to the residence is constructed of traditional cast concrete slabs to keep out the heat and provide a cool outdoor space where the interior and exterior blend seamlessly. The pergola is connected by pocket doors and tempered glass folding doors to maximize the sense of openness.

DESCRIPTION OF AREAS

Secondary Bedrooms

The residence has FOUR secondary bedrooms. These bedrooms have space for two queen-size beds, a walk-in closet, and a private bathroom.

Family Room

The family room is located on the second level and is completely separate. It can share a bathroom with one of the secondary bedrooms.

Master Bedroom

The master bedroom has space for a king-size bed, a reading area, and access to the terrace. The bathroom features dual sinks, a walk-in shower area, and a separate toilet, as well as a walk-in closet.



KITCHEN AND BATHROOM STYLES

Base cabinets in NOCC-colored melamine and wall cabinets with a light gray matte finish. 2.90-meter island with base cabinets. Supplier: Kilhan COCINAS EXCLUSIVAS.





FIRST FLOOR PLAN VIEW



FIRST FLOOR PLAN VIEW



SECOND FLOOR PLAN VIEW



SECOND FLOOR PLAN VIEW



LIST OF AREAS

First Level

Covered garage area: 88.00 m²

Interior area: 285.00 m²

Covered outdoor area: 85.00 m²

Pool and deck area: 66.00 + 49.00 m²

Second Level

Interior areas: 214.00 m²

Terrace area: 118.00 m²

Covered outdoor area: 37.00 m²

Canal

Pergola: 35.00 m²

TOTAL: 1004.00 m²

















PAST PROJECT



KIRANA

A contemporary tropical residence developed by Hazbun Arquitectos within Marina del Sur, designed as a private resort that seamlessly integrates architecture, landscaping, and open spaces.

- Lot area: 947.45 m²
- Total floor area: 645.00 m²
- 5 bedrooms
- Swimming pool + social deck
- Large double-height living room
- Indoor/outdoor design
- Integrated architectural lighting

KIRANA served as the conceptual basis for the architectural evolution of ATENA BAHÍA.

THANK YOU